

1 April, 1971.

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

PRINTING SERVICES BUILDING ADDITION

A. Estimate of building to 5' line.

[1973 COSTS]

TYPE OF SPACE	QUANTITY (in gross sq. ft.)	1973 UNIT COSTS	Cost (in thousands of)
OFFICE	67,632. sq. ft.	Hi = 37.93 / sq. ft.	2,700.
		Lo = 35.97 / sq. ft.	2,433.
SPECIAL PURPOSE	16,500. sq. ft.	Hi = 59.95 / sq. ft.	989.
		Lo = 55.88 / sq. ft.	922.
STORAGE	26,956. sq. ft.	Hi = 29.26	789.
		Lo = 26.62	718.
TOTAL	111,088. s.f.	Σ Hi =	4,478.
		Σ Lo =	4,073.

Hi = 40.31 per sq. ft.
Lo = 36.66 " " "

SUMMARY

Costs in thousands of dollars.

Construction cost = 4,073.

10% A & E/GSA fee = 407.

6% S.I.O.H. = 244.

4,724. ✓

TOTAL COST THIS ITEM =

1 April, 1971.

PRINTING SERVICES BUILDING ADDITION.

B. Estimate for Parking
[1973 COSTS]

1. Total Personnel = 337.
2. No of spaces @ 1.5 persons per car space = 225.
3. Unit price = 665.⁰⁰ per car (1973 costs)
4. 225 spaces x 665. per space = 150,000.

Costs in thousands of \$.

Construction cost = 150.

GSA - 10% A+E " = 15.

GSA - 6% S.I.O.H. " = 9.

COST OF THIS ITEM = 174. ✓

600
200
12 00 00

PRINTING SERVICES BUILDING

C. ESTIMATE FOR SITE WORK & Exterior Utilities.

1973 COSTS

A. Communication tunnel from Hqs. $600 \text{ ft} \times 2.48^{\text{sq}}/\text{ft} = 148,800$
 B. Security Fence - $22^{\text{sq}} \text{ per foot (incl. lighting)} \times 300' = 6,600.$
 C. Landscaping, Retaining Walls & cactuses (L.S.) = 30,000
 Site work sub. total 185,400.

Utilities:

(a) Electric Power: Connected demands $90 \text{ to } 100 \text{ KW} = 30,000.$
 Emergency $50 \text{ KVA} @ 200^{\text{sq}}/\text{KVA} = 10,000.$
 (b) A/C - $400 \text{ tons} @ 400^{\text{sq}} \text{ per ton} = 160,000.$
 (c) Heating - $500 \text{ L.F. Steam line} @ 100^{\text{sq}}/\text{L.F.} = 50,000.$
 (d) Water - $12" \text{ line top + Supply} @ 200^{\text{sq}}/\text{L.F.} \times 100 \text{ L.F.} = 2,000.$
 (e) Sewer - $1 \text{ ex } 8" \text{ tie lines} = 550 \text{ ft} @ 15^{\text{sq}}/\text{L.F.} = 4,125.$
 (f) Trash - facilities for classified & unclassified = 20,000.
 (g) Communication costs - $80^{\text{sq}}/\text{L.F. of tunnel} + 2000 \text{ terminal days} = 50,000.$

Total Const. Cost = 511,525
 Say 512,000

SUMMARY:

Construction Costs — 512,000
 10% GSA design — 51,200
 6% " SLOH — 30,720
TOTAL THIS ITEM = 593,920.

Space by Type - New PSB Addition

		<u>Gross Space (Sq Ft.)</u>		
	<u>Office</u>	<u>Special</u>	<u>Storage</u>	<u>Total</u>
OB 61	39437	16500	20956	76893
OB 61 Growth	3750	-	6000	9750
OP	14845			14845
Core Expansion	<u>9600</u>			<u>9600</u>
	67,632	16,500	26,956	111,088

OB 61 269

OP 68

337

SECRET

9 April, 1971.

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

AGE WORK FOR FY 1973.

#1

Note: All amounts shown are in thousands of dollars.

ITEM	DESCRIPTION OF ITEM	Construction Costs	GSA - 10% AGE and Admin. Costs	GSA - 6% Contract Supervision and Location Costs	TOTAL
	PRINTING SERVICES BUILDING - Addition #1 (Add one floor to existing building, on top of present structure) for the Map Library Gross sq. ft. of space <u>38,844</u> <u>45</u> People				
A.	BUILDING to the 5' line	1,551.	155.	93	1,799.
B.	Parking* - NONE	- 0 -	- 0 -	- 0 -	- 0 -
C.	Site work and exterior utilities	132.	13.	8.	153.
	TOTAL	1,683.	168.	101.	1,952.

* It is assumed that parking for persons indicated can be accommodated within existing facilities.

SECRET

SECRET

9 April, 1971

PRINTING SERVICES BUILDING ADDITION - No 1

A. Estimate of building to 5' line.

[1973 Costs]

TYPE OF SPACE	QUANTITY (in gross sq. ft.)	1973 UNIT COSTS	COST (in thousands of \$)
OFFICE	38,844.	39.93/sq. ft.	1,551
SPECIAL PURPOSE	0	0	0
STORAGE	0	0	0
TOTAL	38,844	-	1,551.

SUMMARY

Costs in thousands of \$.

Construction cost = 1,551.10% A&E/GSA-PDS cost = 155.6% SIOH = 93.TOTAL COST THIS ITEM = 1,799.~~5,712~~

SECRET

9 April, 1971.

PRINTING SERVICES BUILDING ADDITION - No. 1.

C. ESTIMATE FOR SITE WORK & EXTERIOR UTILITIES.
1973 COSTS

- | | |
|--|-------|
| 1. Communications Tunnel from HQS - NOUE - | - 0 - |
| 2. Security Fence - no changes req'd. | - 0 - |
| 3. Landscaping, Retaining Walls and earthwork (l.s.) = | - 0 - |
| Site work sub total = | 0 |

UTILITIES:

- | | |
|---|---------------|
| (a) Electric Power - 30 MW @ 300 ⁰⁰ /kw line costs | 9,000. |
| (b) Air conditioning - 180 Tons @ 400 ⁰⁰ per ton | 72,000. |
| (c) Heating - 500 l.f. of steam line etc., @ 35 ⁰⁰ /l.f. | 17,500. |
| (d) Water - 12" line tap + supply | 2,000. |
| (e) Sewer - one 8" tie line | 4,000. |
| (f) Trash - cost to add to existing facility. | 8,000. |
| (g) communications cable & term. costs | <u>20,000</u> |
| Utilities sub total = | 132,500. |

TOTAL CONST. COST. 132,500SUMMARY:

Costs in thousands of dollars

Construction costs - 132.

10% A/E / GSA-PBS costs - 13.

6% S.I.O.H. costs - 8.

TOTAL COST THIS ITEM - 153.

SECRET

SECRET

9 April, 1971.

#2

Note: All amounts shown are in thousands of dollars.

ITEM	DESCRIPTION OF ITEM	Construction Costs	GSA - 10% A&E and Admin. Costs	GSA - 6% Contract Supervision and Inspection Costs	TOTAL
	PRINTING SERVICES BUILDING - Addition #2. Retain existing building, add a wing to the north at ground level for the Map Library. Gross sq. ft. of space <u>23,800.</u> 45 people.				
A.	BUILDING to the 5' line	950.	95.	57.	1,102.
B.	Paving*	-0-	-0-	-0-	-0-
C.	Site work and exterior utilities	123.	12.	7.	142.
	TOTAL	1,073.	107.	64.	1,244. ✓

* It is assumed that parking for persons indicated can be accommodated within existing facilities.

SECRET

SECRET

9 April, 1971

PRINTING SERVICES BUILDING ADDITION - N^o 2.

A. Estimate of building to 5' line.

[1973 Costs]

TYPE OF SPACE	QUANTITY (in gross sq. ft.)	1973 UNIT COSTS	COST (in thousands of \$)
OFFICE	23,800.	\$34.93 / sq. ft.	950.
SPECIAL PURPOSE	0	—	—
STORAGE	0	—	—
TOTAL	23,800.		950.

SUMMARY

Costs in thousands of \$.

Construction cost = 950.10% A&E/GSA-PBS cost = 95.6% SIOH = 57.TOTAL COST THIS ITEM = 1,102.

SECRET

9 April, 1971.

PRINTING SERVICES BUILDING ADDITION - No 2.

C. ESTIMATE FOR SITE WORK & EXTERIOR UTILITIES.

1973 COSTS

1. Communications Tunnel from HQS - NONE - - 0 -
 2. Security Fence (22⁰⁰/ft incl. lighting x 300') 6,600.
 3. Landscaping, Retaining Walls and earthwork (l.s.) = 30,000
- Site work sub total = 36,600.

UTILITIES:

- | | | |
|--|---|----------------|
| (a) Electric Power - | Feeders - prime only -
No emergency power. | 8,000. |
| (b) Air conditioning - | 100 Tons @ 400 ⁰⁰ /ton | 40,000. |
| (c) Heating - | 500 l.f. steam line + return @ 25 ⁰⁰ /l.f. | 12,500. |
| (d) Water - | 12" line tap + 1 supply - | 2,000. |
| (e) Sewer - | 1 - 8" tie | 4,000. |
| (f) Trash | cost to add to exist. system. | 5,000. |
| (g) communications cable & term. costs | | <u>15,000.</u> |

Utilities sub total = 86,500
+ 36,600

TOTAL CONST. COST. 123,100 ✓

SUMMARY:

Costs in thousands of dollars

Construction costs - 123.

10% A/E / GSA-PBS costs - 12.

6% S.I.O.H. costs - 7.

TOTAL COST THIS ITEM - 142.

SECRET

5 April, 1971.

43

Note: All amounts shown are in thousands of dollars.

ITEM	DESCRIPTION OF ITEM	Construction Costs	GSA - 10% ADE and Admin. Costs	GSA - 6% Contract Supervision and Inspection Costs	TOTAL
	PRINTING SERVICES BUILDING - Addition #3 Retain existing building; make an addition to the north at grade for the MAP LIBRARY; make addition to the south for a warehouse. A. MAP LIBRARY - 23,800 sq. ft. gross + 45 people. B. WAREHOUSE - 25,500 " " + 51 "				
A.	BUILDING to the 5' line	1,696.	170.	102.	1,968.
B.	Parking*	- 0 -	- 0 -	- 0 -	- 0 -
C.	Site work and exterior utilities	202. 202.	20.	12.	234.
	TOTAL	1,898.	190.	114.	2,202. ✓

* It is assumed that parking for persons indicated can be accommodated within existing facilities.

SECRET

~~SECRET~~

9 April, 1971

PRINTING SERVICES BUILDING ADDITION - No. 3

A. Estimate of building to 5' line.

[1973 COSTS]

TYPE OF SPACE	QUANTITY (in gross sq. ft.)	1973 UNIT COSTS	COST (in thousands of \$)
OFFICE	23,800.	39.93/s.f.	950.
SPECIAL PURPOSE	- 0 -	-	-
STORAGE	25,500.	29.26/s.f.	746.
TOTAL	49,300.		1,696

SUMMARY

Costs in thousands of \$.

Construction cost = 1,696.10% A&E/GSA-PBS cost = 170.6% SIOH = 102.TOTAL COST THIS ITEM = 1,968.

~~SECRET~~

9 April, 1971.

PRINTING SERVICES BUILDING ADDITION - No 3.

C. ESTIMATE FOR SITE WORK & EXTERIOR UTILITIES.
1973 COSTS

1. Communications Tunnel from HQS - NONE - -0-
 2. Security Fence 6,600.
 3. Landscaping, Retaining Walls and earthwork (P.S.) = 30,000.
- Site work sub total = 36,600.

UTILITIES:

- (a) Electric Power - Primary feeders only, no emergency power. 15,000.
 - (b) Air conditioning - 200 tons @ 400.- 80,000.
 - (c) Heating - 500 l. f. steam + return @ 50.- 25,000.
 - (d) Water - 12" line tap + supply - 2,000.
 - (e) Sewer - 2-8" ties 8,000.
 - (f) Trash add to facilities for class. & normal trash. 10,000.
 - (g) communications cable & term. costs 25,000.
- Utilities sub total = 165,000.
36,600.
- TOTAL CONST. COST. 201,600.

SUMMARY:

Costs in thousands of dollars.

Construction costs - 202.

10% M&E / GJA-PBS costs - 20.

6% S.I.O.H. costs - 12.

TOTAL COST THIS ITEM - 234. ✓

~~SECRET~~

3 Mar 1971

Move to 1515 Addition (Info Only)

OL - Ames Occupancy

	<u>TOTAL</u>	47170 sq ft.
<u>Adjuncts (Per Move Remains)</u>		
36 Parking Spots	6318 sq ft.	
B-1 Supply Room	550	
B-4 BS Storage	517	
Accession Stn (Trash)	150	
	<u>7535</u>	(Remains OL)
OL Space to be vacated.		739635 sq ft.

40996	
<u>11545</u>	
29448	move in to Ames

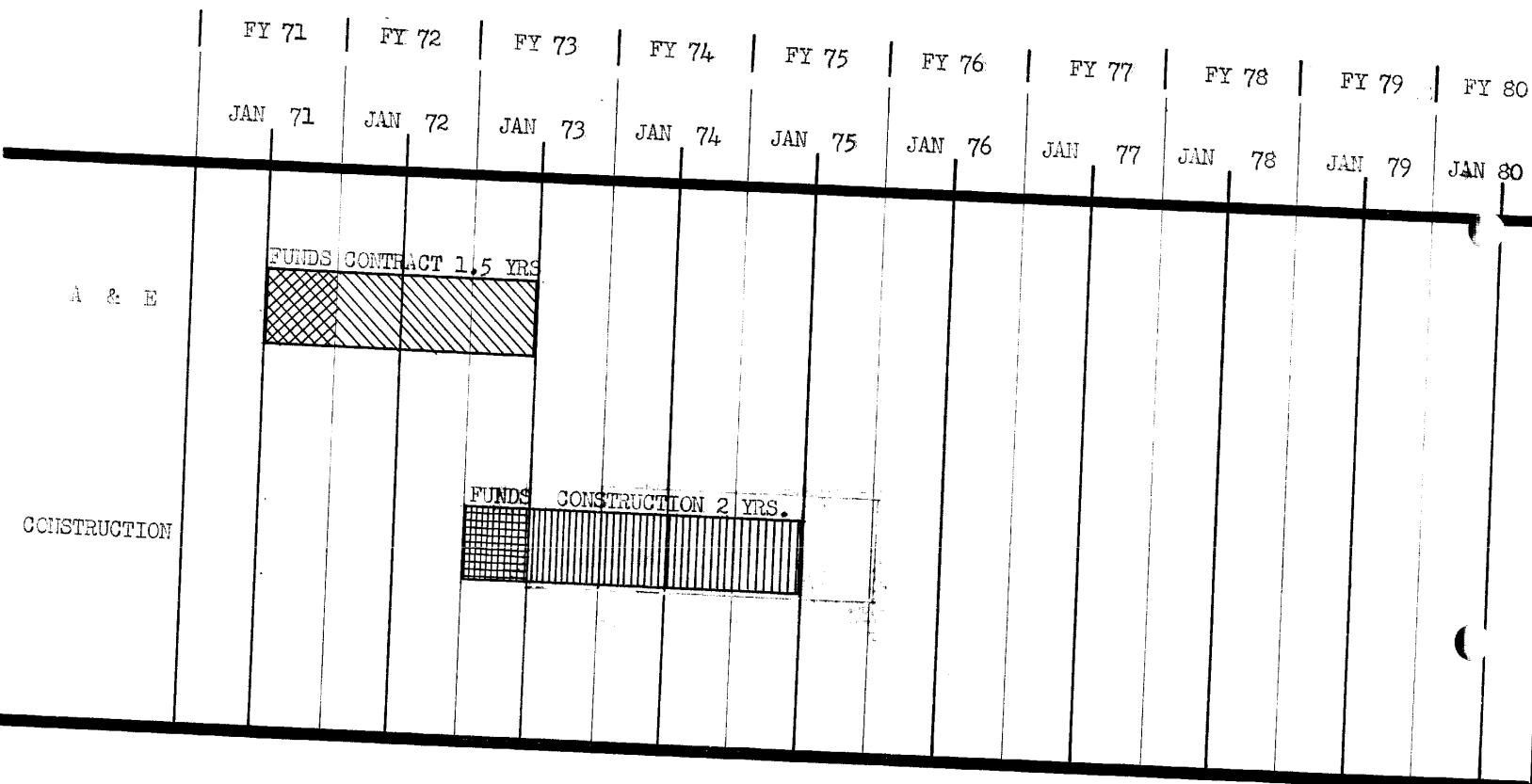
10187	} Planned Requirements Utiliz Space.
<u>39635</u>	

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

SECRET

PRINTING SERVICES BUILDING ADDITION

BUILDING PLANNING STAFF
BUDGET PROGRAMMING FOR A&E AND CONSTRUCTION



SECRET

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

4 March 1971

OL/BPS

SECRET

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

A. Printing Services Building Addition - Projected Requirements Based on Presently Occupied Space According to CRAMS

	<u>Net Sq. Ft.</u>	<u>Net to Gross Add</u>	<u>Gross Sq. Ft.</u>
OBI	51,262	25,631	76,893
OBI (Growth)	6,500	3,250	9,750
OL	39,635	19,818	59,453
Warehousing	17,000	8,500	25,500
OP	20,772	10,386	31,158
Total	135,169 sq. ft.	67,585 sq. ft.	202,754 sq. ft.

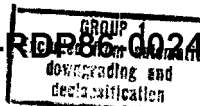
B. PSB Addition - Component Space

	<u>Net Sq. Ft.</u>	<u>Action</u>
OBI/DDI fr 159E	16,065	<u>Release 159E</u>
OBI/DDI fr Hqs Bldg	10,222	New Turnaround
OBI/DDI fr Mag Bldg	24,975	
OBI Equip Growth Factor	6,500	Computer Plotter
Warehousing	17,000	Replacement
OL/DDS fr Ames Ctr Bldg	39,635	
OP/DDS fr Mag Bldg	13,331	
25X1A OP/DDS fr [REDACTED]	7,441	
Total	135,169	25X1A <u>Release</u> [REDACTED] (1st floor)

C. Magazine Building - Relocation Plan

<u>Component</u>	<u>Net Sq. Ft.</u>	<u>Action</u>
OBI/DDI to PSB Addition	24,975	Move Out
MPD/OP/DDS to Ames Ctr Bldg	4,430	Move Out
OP/DDS (all other elements except MPD) to PSB Add	13,331	Move Out
OC/DDS Elements to Ames Ctr Bldg	12,773	Move Out
OS/DDS to Ames Ctr Bldg	2,315	Move Out
SSS/DDS to Ames Ctr Bldg	3,470	Move Out
FE/DDP to Ames Ctr Bldg	770	Move Out
NE/DDP to Ames Ctr Bldg	410	Move Out
OSR/DDI to Ames Ctr Bldg	3,755	Move Out
ODDS to Ames Ctr Bldg	200	Move Out
OMS/DDS	155	Release
OL/DDS (440 Storage, 310 Mail, 95 Trash, 3,230 Off Parking)	4,075	Release
GSA	110	Release
GSI	440	Release
Planned Utilization	5,247	<u>Release Magazine Bldg</u>
Total	76,456	

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

SECRET

D. Ames Center Building - Occupancy Changes

<u>Component</u>	<u>Net Sq. Ft.</u>	<u>Action</u>
OL/DDS PSB Addition	39,635	Move Out
MPD/OP fr Magazine	4,430	Move In
OC/DDS fr Magazine	12,773	Move In
OS/DDS fr Magazine	2,315	Move In
SSS/DDS fr Magazine	3,470	Move In
FE/DDP (Hist) fr Mag	770	Move In
NE/DDP (Hist) fr Mag	410	Move In
OSR/DDI fr Magazine	3,755	Move In
ODDS fr Magazine	200	Move In
25X1A CCS/OPSER fr [REDACTED]	2,211	Move In
EUR/DDP (Hist) fr AT	1,325	Move In (Release Arlington Towers)
Planned Utilization	<u>7,976</u>	New Reqmt
Total	39,635 39,635	

E. Space to be Released

<u>1. Return to GSA</u>	<u>Net Sq. Ft.</u>	<u>Annual Rental</u>	
25X1A Magazine Building	76,456	\$307,928	
[REDACTED] Building	9,652	49,025	
[REDACTED]	16,785	-----	
Arlington Towers	<u>1,325</u>	<u>4,709</u>	
Sub Total	104,218	\$361,662	Total Rent Saved per Year

2. Available for Planned Utilization

25X1A	OBGI/DDI (Vacated in Hdqs)	10,402
	PSD/DDS (")	6,730
	BSB/DDS (")	4,000
	[REDACTED] (Whse Vacated)	4,000
	Planned Utilization Ins in	
	Rosslyn	<u>2,729</u>
	Sub Total	27,861

<u>Total Space Released and</u>	<u>132,079</u>
<u>Made Available</u>	

*Government-owned space

SECRET

4 March 1971

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

COST TABULATION OF CONSTRUCTION
and
A&E WORK FOR FY 1973

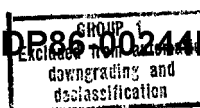
Note: All amounts shown are in thousands of dollars

<u>Description of Item</u>	<u>Construction Costs</u>	<u>GSA-10% A&E & Adm Costs</u>	<u>GSA-6% Constr Sup & Insp Costs</u>	<u>Total</u>
Printing Services Building Addition 206,655 sq. ft. of Space (gross) 779 People				
A. Building Addition to 5' line	\$ 8,183	\$ 818	\$ 491	\$ 9,492
* B. Parking Surface	400	40	24	464
C. Site Work & Exterior Utilities	864	86	52	1,002
TOTAL	\$ 9,447	\$ 944	\$ 567	\$10,958

* If Department of Transportation land becomes available for Agency use, parking for this facility would be surface rather than in a structure. The total estimated cost for surface parking would be approximately \$464,000 (including GSA/PBS costs). Thus, the total project cost could increase to \$13,859,000 if \$2,965,000 had to be plowed in for structure parking (including GSA/PBS added costs).

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

SECRET



SECRET

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

4 March 71
BPS/OL

Unit Prices used by BPS for Budget Cost Estimating (based upon 1972 costs-projected)

A. Buildings: (to the 5' line)

Office Space	-	\$36.30
Special Purpose Space	-	\$54.50
Storage Space	-	\$26.60

These are basic construction costs only. To this basic cost must be added:

For PBS/GSA	A&E and Admin. Costs	- 10%
For PBS/GSA	Construction Inspection & Supervision	- 6%

B. Parking (POV):

Structure - \$12.10 per square foot

The amount of square footage required is based upon an allowance of 400 sq. ft. per vehicle.

The number of vehicle spaces is based upon an allowance of 1.5 persons per vehicle space. The precise number of persons in a building depends upon Agency component assignment.

Surface - \$605 per vehicle space

The number of spaces is computed as above.

GSA percentages must be added to such basic costs.

C. Exterior Utilities & Site Work:

Must be estimated for the specific site.

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

SECRET

D. Cost Escalation

1. Computed at 10% per year using the following factors:

1972 - 1.00 (Base Year)
1973 - 1.10
1974 - 1.21
1975 - 1.33
Etc.

2. For the Printing Services Building Addition unit costs were escalated based upon 1973 funding (Factor 1.10):

Office Space	-	\$ 39.93 per sq. ft. (gross)
Special Purpose Space	-	\$ 59.95 per sq. ft. (gross)
Storage Space	-	\$ 29.26 per sq. ft. (gross)
Parking Structure	-	\$ 13.31 per sq. ft. (gross)
Surface Parking	-	\$665.00 per vehicle space (gross)

3. For the Building as Designed:

The average cost per square foot = \$39.60, using a construction cost (not including PBS/GSA factors) of \$8,183,000 and a total gross square footage of 206,655.

Note:

the unit cost would be applied to the square foot based on projected 1972 costs. The escalation rate during 1970 was about 12%; it was at a rate lower than 10% in earlier years. The rate has in - creased each year since 1962.

A. PERSONNEL

Loss of time -
 private car trips
 assigned car trips
 bus/limousine trips

Administrative/supervisory

Building services officers

Couriers and mail clerks

Receptionists

Guards

Other

B. MONEY

Rent (plus utilities in some cases)

TWX service (leased lines not required after consolidation)

Telephone mileage charges

C & P transfer frame (South Building)

Private car use (reimbursement)

Vehicles, including shuttle buses

Garage

Other

C. SPACE

Supply rooms

Receptionist areas

Guard locker rooms

GSA offices

Other

ARMY REGULATION

No. 415-17

HEADQUARTERS
DEPARTMENT OF THE ARMY
WASHINGTON, DC, 25 September 1970

CONSTRUCTION

EMPIRICAL COST ESTIMATES FOR MILITARY CONSTRUCTION AND COST
ADJUSTMENT FACTORS

Effective 1 November 1970

This is a complete revision of AR 415-17 and changes are made throughout. However, the unit cost adjustment chart and the method for computing square-foot areas have not been changed. Local supplementation of this regulation is permitted but is not required; if supplements are issued one copy of each will be furnished to the next higher headquarters.

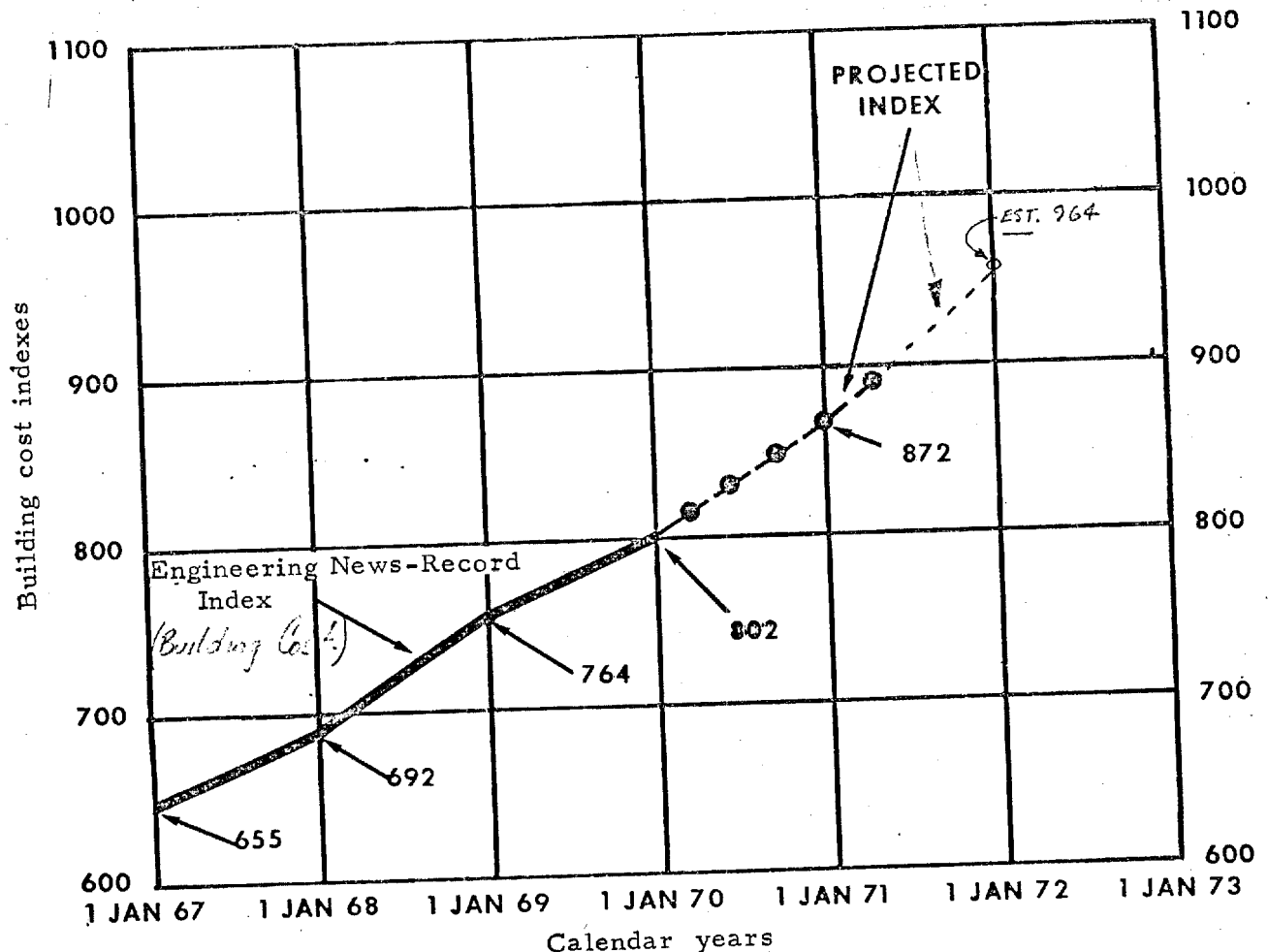


Figure 2. Tentative Cost Growth Chart.

TAGO 178A

TAGO 178A—September 430-467°—70

CONSTRUCTION SCOREBOARD

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

LATEST WEEK

COST INDEXES ENR 20-cities 1913=100	Jan. 14 Index value	Change from last	
		month %	year %
Construction Cost.....	1,465.48	+ 0.9	+ 11.9
Building Cost.....	875.76	+ 0.6	+ 9.2
Common labor (CC).....	2,962.83	+ 1.1	+ 14.8
Skilled labor (BC).....	1,412.76	+ 0.8	+ 13.6
Materials.....	547.76	+ 0.2	+ 3.0

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

~~SECRET~~

OL/BPS

I

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

A. Printing Services Building Addition - Projected Requirements Based on Presently Occupied Space According to CRAMS

	<u>Net Sq. Ft.</u>	<u>Net to Gross Add</u>	<u>Gross Sq. Ft.</u>
OBI	51,262	25,631	76,893
OBI (Growth)	6,500	3,250	9,750
OL	39,635	19,818	59,453
Warehousing	17,000	8,500	25,500
OP	20,772	10,386	31,158
Total	135,169 sq. ft.	67,585 sq. ft.	202,754 sq. ft.

B. PSB Addition - Component Space

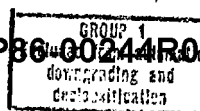
<u>Component</u>	<u>Net Sq. Ft.</u>	<u>Action</u>
OBI/DDI fr [REDACTED]	16,065	Release [REDACTED] 25X1A
OBI/DDI fr Hqs Bldg	10,222	New Turnaround
OBI/DDI fr Mag Bldg	24,975	
OBI Equip Growth Factor	6,500	Computer Plotter Replacement
Warehousing	17,000	
OL/DDS fr Ames Ctr Bldg	39,635	
OP/DDS fr Mag Bldg	13,331	
OP/DDS fr [REDACTED]	7,441	25X1A Release [REDACTED] (1st floor)
Total	135,169	

C. Magazine Building - Relocation Plan

<u>Component</u>	<u>Net Sq. Ft.</u>	<u>Action</u>
OBI/DDI to PSB Addition	24,975	Move Out
MPD/OP/DDS to Ames Ctr Bldg	4,430	Move Out
OP/DDS (all other elements except MPD) to PSB Add	13,331	Move Out
OC/DDS Elements to Ames Ctr Bldg	12,773	Move Out
OS/DDS to Ames Ctr Bldg	2,315	Move Out
SSS/DDS to Ames Ctr Bldg	3,470	Move Out
FE/DDP to Ames Ctr Bldg	770	Move Out
NE/DDP to Ames Ctr Bldg	410	Move Out
OSR/DDI to Ames Ctr Bldg	3,755	Move Out
ODDS to Ames Ctr Bldg	200	Move Out
OMS/DDS	155	Release
OL/DDS (440 Storage, 310 Mail, 95 Trash, 3,230 Off Parking)	4,075	Release
GSA	110	Release
GSI	440	Release
Planned Utilization	5,247	Release Magazine Bldg
Total	76,456	

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

~~SECRET~~



SECRET

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

D. Ames Center Building - Occupancy Changes

	<u>Component</u>	<u>Net Sq. Ft.</u>	<u>Action</u>
	OL/DDS PSB Addition	39,635	Move Out
	MPD/CP fr Magazine	4,430	Move In
	OC/DDS fr Magazine	12,773	Move In
	OS/DDS fr Magazine	2,315	Move In
	SSS/DDS fr Magazine	3,470	Move In
	FE/DDP (Hist) fr Mag	770	Move In
	NE/DDP (Hist) fr Mag	410	Move In
	OSR/DDI fr Magazine	3,755	Move In
	ODDS fr Magazine	200	Move In
25X1A	CCS/OPSER fr [REDACTED]	2,211	Move In
	EUR/DDP (Hist) fr AT	1,325	Move In (Release Arlington Towers)
	Planned Utilization	<u>7,976</u>	New Reqmt
	Total	39,635	39,635

E. Space to be Released

	<u>1. Return to GSA</u>	<u>Net Sq. Ft.</u>	<u>Annual Rental</u>	
	Magazine Building	76,456	\$307,928	
25X1A	[REDACTED]	9,652	49,025	
		16,785	-----	
	Arlington Towers	<u>1,325</u>	<u>4,709</u>	
	Sub Total	104,218	\$361,662	Total Rent Saved <i>per year</i>

2. Available for Planned Utilization

	OBI/DDI (Vacated in Hdqs)	10,402
	PSD/DDS (")	6,730
	BSE/DDS (")	4,000
25X1A	[REDACTED] (Whse Vacated)	4,000
	Planned Utilization Ins in	
	Rosslyn	<u>2,729</u>
	Sub Total	27,861
	Total Space Released and	<u>132,079</u>
	Made Available	

*Government-owned space

2.

SECRET

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

~~SECRET~~

BPS/OL

IIv

COST TABULATION OF CONSTRUCTION
and
A&E WORK FOR FY 1973

Note: All amounts shown are in thousands of dollars

<u>Description of Item</u>	<u>Construction Costs</u>	<u>GSA-10% A&E & Adm Costs</u>	<u>GSA-6% Constr Sup & Insp Costs</u>	<u>Total</u>
Printing Services Building Addition 206,655 sq. ft. of Space (gross) 779 People				
A. Building Addition to 5' line	\$ 8,183	\$ 818	\$ 491	\$ 9,492
*B. Parking Surface	400	40	24	464
C. Site Work & Exterior Utilities	864	86	52	1,002
TOTAL	\$ 9,447	\$ 944	\$ 567	\$10,958

* If Department of Transportation land becomes available for Agency use, parking for this facility would be surface rather than in a structure. The total estimated cost for surface parking would be approximately \$464,000 (including GSA/PBS costs). Thus, the total project cost could increase to \$13,859,000 if \$2,965,000 had to be plowed in for structure parking (including GSA/PBS added costs).

GROUP 1
Excluded from automatic
downgrading and
declassification~~SECRET~~

SECRET

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

4 March 71

BPS/OL

TII V

Unit Prices used by BPS for Budget Cost Estimating (based upon 1972 costs-projected)

Note: The Unit prices are reflected from "Building Construction Cost Data 1970" published by Robert Means Company, Inc., a professional Engineering and Estimating firm, located in Auburyn, Mass. These prices are projected to 1972 costs at 10% increase in cost per year. The unit prices also reflect data obtained from local (Wash, D.C.) A&E firms and Staff judgement. (Sample data attached)

A - Buildings: (to the 5' line)

Office Space	-	\$36.30	per square foot (gross)
Special Purpose Space	-	\$54.50	" " " "
Storage Space	-	\$26.60	" " " "

These are basic construction costs only. To this basic cost must be added:

For PBS/GSA A&E and Admin. Costs - 10%

For PBS/GSA Construction Inspection & Supervision - 6%

B. Parking (POV):

Structure - \$12.10 per square foot

The amount of square footage required is based upon an allowance of 400 sq. ft. per vehicle.

The number of vehicle spaces is based upon an allowance of 1.5 persons per vehicle space. The precise number of persons in a building depends upon Agency component assignment.

Surface - \$605 per vehicle space

The number of spaces is computed as above.

GSA percentages must be added to such basic costs.

C. Exterior Utilities & Site Work:

Must be estimated for the specific site.

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

SECRET

SECRET

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

D. Cost escalation (estimated at 10% per year) is computed using the following factors:

1. 1972 - 1.00 (Base Year)
1973 - 1.10
1974 - 1.21
1975 - 1.33
Etc.

Note: The cost escalations reflect data obtained from the Engineering-News-Record Building Cost Index published by Engineering News-Record, Highstown, New Jersey, and Staff Management.
2. For the Printing Services Building Addition unit costs were escalated based upon 1973 funding (Factor 1.10)
construction

Office Space	-	\$39.93 per sq. ft. (gross)
Special Purpose Space	-	\$59.95 per sq. ft. (gross)
Storage Space	-	\$29.26 per sq. ft. (gross)
Parking Structure	-	\$13.31 per sq. ft. (gross)
Surface Parking	-	\$665.00 per vehicle space (gross)

For the Building Designed

It is to be noted that overall would be by
The average cost per square foot of \$39.60 using a construction cost (not including PBS/GSA factors) of \$8,183,000 and a total gross square footage of 206,655.)

Note:

square foot based on projected 1972 costs! The escalation rate during 1970 was about 12%; it was at a rate lower than 10% in earlier years. The rate has increased each year since 1962.

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

SECRET

~~SECRET~~

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

~~SECRET~~

AREAS OF POTENTIAL SAVINGS

~~A~~

PERSONNEL

Loss of time -
private car trips
assigned car trips
bus/limousine trips

Administrative/supervisory

Building services officers

Couriers and mail clerks

Receptionists

Guards

Other

~~B~~

MONEY

Rent
(plus utilities in some cases)

TWX service (leased lines not required after consolidation)

Telephone mileage charges

C & P transfer frame (South Building)

Private car use (reimbursement)

Vehicles, including shuttle buses

Garage

Other

~~C~~

SPACE

Supply rooms

Receptionist areas

Guard locker rooms

GSA offices

Other

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

~~SECRET~~

VI

INTANGIBLE BENEFITS ANTICIPATED FROM THE CONSOLIDATION

(Although intangible in nature, each of the following items holds a definite potential for saving money)

- A. GREATER EFFECTIVENESS - Time saved from unnecessary travel and close proximity of components in an organizational structure saves man-days of effort and increases the productiveness of the individual.
- B. HIGHER QUALITY - Removal of the pressures of disarray and disjointed activities will reduce fatigue and improve the quality of the effort.
- C. DECREASED TIME OFF AND SEPARATIONS - Improved facilities and working arrangements provide for better work habits and will eliminate many of the nettlesome hurdles to the smooth fulfillment of employee responsibilities. The projected consolidation will provide greater employee comfort, thus reducing the causes for taking time off and providing a restraining influence on some who might otherwise desire to leave the Agency.
- D. BETTER SUPERVISION - More effective supervision can result from bringing together all elements of a component under the direction of a single officer. Improvement in procedures and work patterns would be a normal outgrowth. Consolidation will make possible improved personnel management.
- E. EFFICIENT SPACE UTILIZATION - Opportunity will be afforded through consolidation of Agency activities at the Headquarters site, to co-locate similar Agency activities; it may even be possible to arrange joint usage of certain pieces of expensive specialized equipment, laboratory space or other special purpose areas. By "clustering" elements, which carry on directly related work, it will be possible to plan more meaningful space layouts and thus to a degree conserve some Agency space. Any new construction must be planned to provide for better use of floor space than is now possible in the many small floor areas presently being rented or otherwise made available as government property, at our 22 outlying locations.

25X1A

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

Next 6 Page(s) In Document Exempt

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

CONSTRUCTION SCOREBOARD

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

LATEST WEEK

COST INDEXES ENR 20-cities 1913=100	Jan. 14 index value	Change from last	
		month %	year %
Construction Cost.....	1,465.48	+ 0.9	+ 11.9
Building Cost.....	875.76	+ 0.6	+ 9.2
Common labor (CC).....	2,962.83	+ 1.1	+ 14.8
Skilled labor (BC).....	1,412.76	+ 0.8	+ 13.6
Materials.....	547.76	+ 0.2	+ 3.0

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

21 April 71

BPS/OL

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

GUARD POSITIONS/COSTS

<u>Building</u>	<u>Positions</u>	<u>21 April 71 Cost</u>
25X1A	15.43	\$203,186.88
	4.84	63,685.44
	4.84	63,685.44
	4.84	63,685.44
	10.83	142,534.08
	14.04	184,991.04
	10.83	154,216.83
	40.64	526,075.56
	10.83	154,216.83
	6.56	84,913.92
	4.84	63,685.44
	9.68	127,370.88
	3.69	48,522.24
	<u>9.68</u>	<u>127,370.88</u>
TOTALS	151.57	\$2,008,140.90

Approved For Release 1999/09/25 : CIA-RDP86-00244R000200320001-9

SECRET

 Excluded from automatic
downgrading and
declassification

SECRET

7 April, 1971.

**COST TABULATION OF CONSTRUCTION AND
A&E WORK FOR FY 1973**

All amounts shown are in thousands of dollars.

DESCRIPTION OF ITEM	Construction Costs	GSA-10% A&E and Admin. Costs	GSA-6% Contract Supervision and Inspection Costs	TOTAL
Printing Services Building Addition - 8,000 sq. ft of space (gross); 337 people				
1. Building to the 5' line —	4,073.	407.	244.	4,724. ✓
3. PARKING (surface for 225 vehicles)	150.	15.	9.	174. ✓
2. Site work and exterior utilities —	512.	51.	31.	594.
TOTAL	4,735.	473.	284.	5,492.

SECRET